

# ATTACHMENT 3

## GENERAL FACILITY DESCRIPTION

701 Lydall Street  
Map 133, Block 3700, Lot 701  
Manchester, Connecticut  
Owner: Gerald W. Reid  
64 Acre Parcel

The proposed site is an approximately 64 acre parcel with an address of 701 Lydall Street with access from Lydall Street and owned by Gerald W. Reid. The property is currently vacant land with hay fields and a small quarry operation.

The proposed telecommunications facility includes an approximately 100' x 100' lease area located in the northern portion of the parcel. The tower is proposed as a new self-supporting monopole 104' in height. AT&T would install up to twelve (12) panel antennas and related equipment at a centerline height of 100' above grade level (AGL) on the tower. The tower would be designed for future shared use of the structure by other FCC licensed wireless carriers. An AT&T 12' x 16' equipment shelter would be installed at the tower base on a 12' x 24' concrete pad within the tower compound together with provisions for a fixed back-up power generator.

The tower compound would consist of a 50' x 50' area to accommodate AT&T's equipment and provide for future shared use of the facility by other carriers. The tower compound would be enclosed by an 8' high chain link fence. Vehicle access to the facility would be provided from Lydall Street using an existing dirt drive for a distance of approximately 850' then along a proposed 12' wide gravel drive approximately 730' to the tower compound. The access drive which is currently a dirt driveway will be graded and improved with a new gravel surface. Utility connections would be routed underground from an existing SNET utility pole #1441 at Lydall Street.

**SITE EVALUATION REPORT**  
**MANCHESTER RISLEY**

**I. LOCATION**

- A. COORDINATES: 41° 48' 08.54" N  
72° 28' 47.27" W
- B. GROUND ELEVATION: 431.3'± AMSL
- C. USGS MAP: USGS 7.5 quadrangle for Rockville & Manchester
- D. SITE ADDRESS: 701 Lydall Street  
Manchester, CT 06042
- E. ZONING WITHIN ¼ MILE OF SITE: Abutting areas are zoned Planned Residence Development (PRD) and Rural Residence (rr) to the north, Rural Residence (RR) to the south, Rural Residence (RR) and Residence AA (AA) to the west, and Planned Residence Development (PRD) to the east.

**II. DESCRIPTION**

- A. SITE SIZE: 64.0 Ac (Vol 2205, Page 10)  
LEASE AREA/COMPOUND AREA: 10,000 SF/2,500 SF
- B. TOWER TYPE/HEIGHT: A 104' Monopole.
- C. SITE TOPOGRAPHY AND SURFACE: Subject site slopes southwest to northeast and is located on land consisting of wooded areas and pasture.
- D. SURROUNDING TERRAIN, VEGETATION, WETLANDS, OR WATER: The proposed compound is located in the rear (pasture area) of a 64.0 acre parcel which is currently vacant. To the south and west are undisturbed brush/wooded areas. To the north and east are pasture land, wooded area, and single family residences. To the south there are wooded areas and pasture land. To the west is a wooded area and single family residences. There are wetlands on-site to the southeast (±300') of the proposed compound and to

the east ( $\pm 17'$ ) of the proposed access driveway.

- E. LAND USE WITHIN ¼ MILE OF SITE: Residential land to the north, south, east, and west.

### III. FACILITIES

- A. POWER COMPANY: Northeast Utilities Service Company
- B. POWER PROXIMITY TO SITE: 1,550'±
- C. TELEPHONE COMPANY: AT&T
- D. PHONE SERVICE PROXIMITY: 1,550'±
- E. VEHICLE ACCESS TO SITE: Access to the proposed telecommunication facility will be along a proposed gravel access driveway (1,580'+/-) (850'+/- along existing dirt drive and 730'+/- proposed gravel drive extension).
- F. OBSTRUCTION: None.
- G. CLEARING AND FILL REQUIRED: Total area of disturbance is 32,000 sf.; no trees will need to be removed. The site improvements shall entail approximately 600 CY of cut for utility trenching and net <100 CY of fill. Approximately 410 CY of broken stone for the compound and driveway construction.

### IV. LEGAL

- A. PURCHASE [ ] LEASE [X]
- B. OWNER: GERALD W. REID
- C. ADDRESS: 650 Lydall Street Manchester, CT 06042
- D. DEED ON FILE AT: Volume 2205, Page 10

## FACILITIES AND EQUIPMENT SPECIFICATION

### I. TOWER SPECIFICATIONS:

- A. MANUFACTURER: To be determined
- B. TYPE: Self-Supporting monopole
- C. HEIGHT: 104' AGL  
DIMENSIONS: Approximately 5' in diameter at the base,  
tapering to approximately 3.5' at the top.
- D. FAA TOWER LIGHTING: None required per the TOWAIR  
report attached.

### II. TOWER LOADING:

- A. AT&T - up to 12 panel antennas
  - a. Model - CCI HPA-65R-BUU-H8 or equivalent panel antenna
  - b. Antenna Dimensions - approximately 93"H x 15"W x 7.5"D
  - c. Position on Tower - 100' centerline AGL
  - d. Transmission Lines - MFG/Model: Commscope Aluminum;  
Size 1-5/8"
  - e. Remote Radio Heads & Surge Arrestor
- B. Future Carriers -future wireless carriers to be determined

### III. ENGINEERING ANALYSIS AND CERTIFICATION:

The tower will be designed in accordance with American National Standards Institute TIA/EIA-222-F "Structural Standards for Steel Antenna Towers and Antenna Support Structures" and the 2003 International Building Code with 2005 Connecticut Amendment. The foundation design would be based on soil conditions at the site. The details of the tower and foundation design will be provided as part of the final D&M plan.